

DOCUMENT 1362
ADOPTED 10/28/93

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR
MODIFICATION**

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area dated February 25, 1965 was adopted by the Boston Redevelopment Authority on March 25, 1965, approved by the City of Boston Council on June 6, 1965 and recorded with the Suffolk Registry of Deeds in Book 8136, Page 704 (hereinafter referred to as the "Plan"); and

WHEREAS, the Boston Redevelopment Authority (the "BRA") deeded to the City of Boston Public Facilities Department ("PFD") that certain parcel of land located on the southerly side of Ferrin Street containing approximately 3,405± square feet of vacant land being shown as Parcel P-4a (a/k/a Parcel P-4A), on Map 3 entitled "Proposed Land Use" attached as an Exhibit to the Plan (hereinafter referred to as "Parcel P-4a"), by deed dated September 8, 1970 and recorded with the Suffolk Registry of Deeds in Book 8404, Page 714, and deed dated September 8, 1970 and filed with the Suffolk County Registry of District of the Land Court as Document No. 300739 as noted on Certificate of Title No. 80693, which parcel is subject to the provisions of the Plan; and

WHEREAS, on June 14, 1989, the City of Boston Public Facilities Department entered into an agreement with the National Council of Senior Citizen, Inc. ("NCSCI") whereby Senior Citizens Housing Development Corporation of Boston, Inc., an affiliate of NCSCI, is to acquire and develop that certain parcel of land located at 112 Bunker Hill Street (formerly the Lexington Street Gym) in Charlestown and Parcel P-4a for use as affordable rental housing for the elderly and related accessory users, pursuant to the United States of America acting by and through the Secretary of Housing and Urban Development ("HUD") supportive housing program under Section 202 of the Housing Act of 1959 or Section 811 of the National Affordable Housing Act of 1990, as the same may be amended from time to time (hereinafter referred to as the "Proposed Development"); and

WHEREAS, the Plan, as it relates to Parcel P-4a, had been previously amended by that certain Resolution of the Boston Redevelopment Authority adopted by said Authority on July 25, 1968 as Document Number 1111; and

WHEREAS, Section 1201 of Chapter XII of the Plan entitled "Modification and Termination" (hereinafter referred to as "Section 1201") provides that the Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan, and provided that notice specifying the nature of the amendment and

the property to be affected will be afforded to the owners and occupants of such parcel(s) and abutting parcels; and

WHEREAS, a public hearing on the proposed land use changes for Parcel P-4a has been held and all of the owners of abutting properties have been duly notified and provided with an opportunity to be heard in accordance with Section 1201 of the Plan; and

WHEREAS, the Boston Redevelopment Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the Boston Redevelopment Authority determined that the Proposed Development of Parcel P-4a would not result in significant damage to or impairment of the environment and is consistent with the objectives of the Plan; and

WHEREAS, the proposed amendment to the Plan with respect to Parcel P-4a is a minor modification to the Plan and may be adopted within the discretion of the Boston Redevelopment Authority pursuant to Section 1201 of the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

1. That Chapter VI, Section 602, "Land Use and Building Requirements" is hereby amended by changing the primary permitted land use of Parcel P-4a from "public" to "residential" as it may appear throughout said Section;
2. That the subparagraph "B." entitled "Planning and Design Objectives" of Chapter VI, Section 602, "Land Use and Building Requirements" is hereby further amended by inserting as the last sentence of said subparagraph the following: "It is intended that Parcel P-4a be developed for residential uses;"
3. That Map 3 entitled "Proposed Land Use" is hereby modified by changing the permitted Land Use on Parcel P-4a from public to residential;
4. That the proposed modification are found to be minor and modifications which do not substantially or materially alter or change the Plan;
5. That all other provisions of the Plan not inconsistent herewith are continued in full force and effect;
6. That it is hereby found and determined that the Proposed Development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment; and

7. That the Director, be and hereby is, authorized to proclaim by certificate these modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 dated August, 1974.

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: BRIAN DELOREY, ASSISTANT DIRECTOR, ECONOMIC
DEVELOPMENT
JOHN O'BRIEN, PROJECT MANAGER, ECONOMIC DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO.
MASS. R-55 MINOR MODIFICATION OF THE CHARLESTOWN
URBAN RENEWAL PLAN PARCEL P-4A

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") adopt a Minor Modification of the Charlestown Urban Renewal Plan with respect to Parcel P-4a, and that the BRA authorize the Director to proclaim by Certificate this Minor Modification.

Parcel P-4a (also Parcel P-4A), consisting of approximately 3,405± square feet of vacant land, is located on the southerly side of Fernin Street and is located within and subject to the provisions of the Boston Redevelopment Authority Urban Renewal Plan, Charlestown Urban Renewal Area, Project No. Mass. R-55. This vacant parcel was conveyed by the Boston Redevelopment Authority (the "BRA") to the City of Boston Public Facilities Commission ("PFC") by deed dated September 8, 1970 for the purpose of parking for the Kent School and is no longer needed for this purpose.

On June 18, 1989, the City of Boston Public Facilities Department entered into an agreement with the National Council of Senior Citizens, Inc. ("NCSCI") whereby senior Citizens Housing Development Corporation of Boston, Inc., an affiliate of NCSCI, is to acquire and develop that certain parcel of land located at 112 Bunker Hill Street (formerly the Lexington Street Gym) in Charlestown and Parcel P-4a for use as affordable rental housing for the elderly and related accessory uses, pursuant to the United States of America acting by and through the Secretary of Housing and Urban Development ("HUD") supportive housing program under Section 202 of the Housing Act of 1959 or Section 811 of the National Affordable Housing Act of 1990, as the same may be amended from time to time ("Section 202").

Map 3 entitled "Proposed Land Use" attached as an Exhibit to the Plan and Section 502 of the Plan designates Parcel P-4a for public use. The purposes of the proposed modification of the Plan is to conform Map 3 to the proposed development

MEMORANDUM

OCTOBER 28, 1993

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: BRIAN DELOREY, ASSISTANT DIRECTOR, ECONOMIC
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JOHN O'BRIEN, PROJECT MANAGER, ECONOMIC DEVELOPMENT

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On June 14, 1989, the City of Boston Public Facilities Department entered into an agreement with the National Council of Senior Citizen, Inc. ("NCSCI") whereby senior Citizens Housing Development Corporation of Boston, Inc., an affiliate of NCSCI, is to acquire and develop that certain parcel of land located at 112 Bunker Hill Street (formerly the Lexington Street Gym) in Charlestown and Parcel P-4a for use as affordable rental housing for the elderly and related accessory users, pursuant to the United States of America acting by and through the Secretary of Housing and Urban Development ("HUD") supportive housing program under Section 202 of the Housing Act of 1959 or Section 811 of the National Affordable Housing Act of 1990, as the same may be amended from time to time ("Section 202").

Map 3 entitled "Proposed Land Use" attached as an Exhibit to the Plan and Section 602 of the Plan designates Parcel P-4a for public uses. The purposes of the proposed modification of the Plan is to conform Map 3 to the proposed development

of Parcel P-4a as set forth above and to modify the land use controls relating to Parcel P-4a as set forth in said Section 602 of the Plan from public (school parking) uses to residential (parking) uses in order to accommodate the proposed development.

In the opinion of the General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the Plan.

It is, therefore, recommended that:

1. Map 3 is modified to reflect that Parcel P-4a will be used for residential uses instead of public uses; and
2. Section 602 of the Plan be amended to change the permitted land uses relating to Parcel P-4a from public uses to residential uses.

It is also recommended that the BRA adopt the attached resolution modifying the Charlestown Urban Renewal Plan and authorizing the Director to proclaim the modification.

An appropriate Resolution is attached:

